

A wide-angle photograph of the Fisk Power Plant, a large industrial facility with a prominent tall smokestack and red brick buildings, situated along a river. In the foreground, a large pile of yellow construction equipment and materials is visible on a barge or pier. The background shows a city skyline under a clear blue sky.

FISK POWER PLANT

REMEDIATION AND REDEVELOPMENT

Presented by  **P.E.R.R.O.** September 2012

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INTRODUCTION

The Fisk Generating Station in Pilsen and the Crawford Generating Station in Little Village are owned by Midwest Generation, a subsidiary of California-based Edison International, a corporation which produces electric power. The Crawford and Fisk coal fired power plants are the two largest point sources of particulate-forming air pollution in Chicago and contribute to the area exceeding federal health standards for particle pollution. Chicago is the only major U.S. city with coal plants still operating within its borders.

For years, environmental and community groups have blamed Fisk and Crawford for exacerbating respiratory illnesses and other health problems in their predominantly Latino, low-income neighborhoods.

A 2010 report by the National Research Council estimated that pollution from the coal plants costs surrounding areas \$127 million a year in hidden health costs.

According to data submitted to the U.S. Environmental Protection Agency, both stations act as the largest industrial sources of end heat-trapping carbon dioxide emissions within the city.

After a decade of battle with community and environmental activists, Midwest Generation announced a deal with the city, community and environmental organizations, in early 2012 to close the two plants

As part of its agreement with the City, a task force of local community leaders, executives from Midwest Generation, representatives of the City and others was formed to develop “Guiding Principals” for the remediation and redevelopment of the two sites in within a short 90 day period.

PERRO, one of the community groups on the task force began a community engagement process with residents of the Pilsen community in March of 2012 to elicit their feedback of the future of the Fisk site. This document is a product of that community engagement process.

INTRODUCCIÓN

Las centrales termoeléctricas de Fisk y Crawford se localizan en la ciudad de Chicago dentro del barrio de Pilsen y el vecindario La Villita, respectivamente. La población de ambas colonias están formadas por un número considerable de familias latinas, en su mayoría de bajos recursos. Fisk y Crawford pertenecen a la agrupación denominada como Midwest Generation, que suministra electricidad a compañías eléctricas como Commonwealth Edison.

Actualmente, la ciudad de Chicago permanece como la única urbe en el país que permite la operación de centrales termoeléctricas que emplean la combustión de combustibles fósiles dentro de sus límites. Por consiguiente, las plantas de Crawford y Fisk son atribuidas como las principales fuentes de contaminación ambiental en la ciudad, excediendo los estatutos federales de Sanidad Pública. Durante años, varios grupos ambientales y organizaciones sociales han acusado a las centrales de Fisk y Crawford como las principales precursoras del aumento de casos de asma y problemas respiratorios dentro de las comunidades de Pilsen y La Villita. En el 2010, reportes elaborados por el National Research Council (Consejo Nacional

de Investigación) exponen gastos de alrededor de \$127 millones de dólares anuales en el tratamiento de enfermedades relacionadas con la contaminación en las zonas circundantes. De acuerdo con estudios por parte de U.S. Environmental Protection Agency (Agencia Federal de Protección al Medio Ambiente) las centrales de Fisk y Crawford son las principales emisiones de dióxido de carbono por parte de los sectores industriales en la ciudad.

Después de una década de debates presididos por los grupos ambientalistas y las comunidades de Pilsen y La Villita; la compañía de Midwest Generation alcanzo un acuerdo con las autoridades municipales, las organizaciones sociales y ambientalistas. El acuerdo determina que ambas plantas termoeléctricas cesaran operaciones a finales del año 2012. Un comando especial, formado por líderes de la comunidad, propietarios, desarrolladores y legisladores, unió fuerzas para extender un “Plan de Desarrollo” para promover la remediación y renovación de ambos espacios. El plan deberá ser completado a los 90 días posteriormente del cierre de cada central. Se considera que el cierre de las centrales

termoeléctricas reducirá los índices de contaminación en las zonas y las inquietudes de diversos legisladores, expertos en sanidad pública y grupos ambientalistas. Además, que se busca cumplir con los estatutos ambientalistas disminuyendo la emisión de gases de invernadero.



NEIGHBORHOOD HISTORY

ANTECEDENTES DE PILSEN

During the late 19th and early 20th centuries, large numbers of Eastern European working-class immigrants settled in Pilsen to benefit from affordable housing and available employment provided by nearby factories. These people contributed to Pilsen's unique built environment with their distinctive, ornate, and mixed-used buildings.

Latino immigrants later became the dominant population of Pilsen. This was partly due to the expansion of University of Illinois at Chicago campus during the 1950's and 1960's which displaced whole communities on the Near West side. The displacement introduced the Latino culture into a previously bohemian neighborhood.

Turning to the 21st century, Pilsen is facing new challenges from rising environmental awareness and rising property taxes and rents. These factors are contributing to gentrification of the community and are forcing some long time residents to leave the area.

Durante principios del siglo XX, inmigrantes originarios de Europa Oriental se instalaron en el vecindario industrial de Pilsen. Estas comunidades se vieron beneficiadas por las condiciones de vivienda y empleo disponibles, proporcionadas por las diversas fábricas de la zona industrial. La diversidad cultural estableció la identidad del vecindario de Pilsen, la cual se ve reflejada en la ornamentación de su arquitectura y sus edificios de uso mixto.

Durante las décadas de los años 50 y 60, la población latina se convirtió en el grupo predominante desplazando a los grupos de ascendencia europea. El desplazamiento entre comunidades se atribuye a los proyectos de expansión por parte de la Universidad de Illinois en Chicago, generando la colisión de la cultural latina dentro de un barrio anteriormente atribuido como artístico y bohemio.

A inicios del siglo XXI, la comunidad de Pilsen comienza a reconocer y trabajar por una mejora en los estándares ambientales; además, de prevenir el aburguesamiento y la eleva de los impuestos en la zona.



DEMOGRAPHICS

DATOS DEMOGRAFICOS

A port-of-entry neighborhood since its origins in the mid 19th century, today Pilsen is one of the largest Latino communities in Chicago and the Midwest region. Its strong and rich Latino (predominantly Mexican) heritage is reflected in the atmosphere of the neighborhood.

Pilsen has always been a working class immigrant neighborhood. Unfortunately, recent increases in property values is making it more difficult for long-time residents to stay in the area, in a process called gentrification.

- Nearly **50%** of neighborhood residents were born outside the United States
- **88.9%** of the 43,150 residents in Pilsen are Latino
- Almost **60%** of the residents are spending more than **30%** of their salary on rent
- **22%** rise in average rent from 1995 to 2009
- Pilsen's Median Household Income is **27.5%** lower than Chicago's Median Household Income



NEIGHBORHOOD ENVIRONMENT

DATOS AMBIENTALES

Located in the Pilsen Industrial Corridor TIF (Tax Increment Financing) District, Pilsen has a number of environmental issues, mostly related to industrial pollution.

- The Fisk coal fired power plant, which will be retired in September 2012, is the major source of overall pollution in the neighborhood.*
- H. Kramer Co., a brass smelting factory, is the number one source of lead pollution in Pilsen and one of the largest sources of lead pollution in the City of Chicago.*
- Several other industrial operations in the Pilsen community also contribute to the overall pollution load that effects residents health.*
- Pilsen is surrounded by rail yards and expressways that add to the pollution problem.*
- As a result of Pilsen's early development and unequal investment by the City in neighborhood services, the density of the neighborhood has become an environmental problem, making Pilsen one of the lowest densities of green space in Chicago.*

SOURCE: Anderson, Seth. www.wichicogbist.com/



SOURCE: Salmon, Bethany

HISTORY + USE OF SITE

HISTORIA + USO DEL SITIO

COMMONWEALTH EDISON COMPANY HISTORY

In 1892, the president of the Chicago Edison Company, Samuel Insull, began the acquisition of rival electric companies and organizations. This strategy consolidated Chicago Edison as the leading electric company for the following decade. By 1907, Chicago Edison and Commonwealth Electric Light and Power companies joined, becoming the present Commonwealth Edison Company.

At the turn of the century, Chicago Edison Co. had grown over the capacity of their generators and the company acknowledged that a larger number of generating stations would result in a deficient system and an increase in the supply price. Thus, Insull directed his attention into newer technologies in order to create a turbine with larger generating capacity.

Called by Insull as the “great experiment”, the Chicago Edison Company teamed up with General Electric in developing the turbo-generator, a system that unified several machine components into a single unit becoming one of the most efficient systems at the time. The introduction of the 5MW turbo-generator, otherwise known as the Curtis steam-turbine generator, led to improved ways for energy production. Each unit would produce 5,000 kw., with dimensions of 29’ in height and 16-6’ in diameter, making it the largest turbo-generator in the world. One innovative tactic was to place boilers in a line perpendicular to each unit rather than in a parallel line with the turbines and the next step was to build a fully-functional power plant run by turbo-generators in Chicago.

En 1892, Samuel Insull, presidente de la compañía Chicago Edison, dio inicio a la expansión de su compañía mediante la adquisición de diversas empresas eléctricas pertenecientes a la competencia. Mediante esta estrategia, Chicago Edison se posiciono como la empresa líder, consolidándose en 1907 como la compañía Commonwealth Edison.

A principios del siglo XX, la demanda de servicios por parte de Chicago Edison excedía las capacidades de sus generadores. Los directivos aseguraron que el incremento en el número de generadores resultaría en la alza de los precios sin resolver los problemas de eficiencia. Su atención se dirigió hacia nuevas tecnologías, fomentando la producción de un generador con mayores capacidades.

Denominado como el “Gran Experimento”, General Electric y Chicago Edison Co. unieron fuerzas desarrollando el modelo 5MW Generador, también conocido como Curtis Usina a Vapor. Midiendo 29 pies en altura y 16.5 pies en diámetro, la capacidad de cada unidad alcanzaba la producción de 5000 kilowatts, convirtiéndose en el turbo-generator más grande en el mundo. Por consiguiente, el paso a seguir seria la construcción de una gran central eléctrica, cuya función seria albergar los nuevos generadores y así proveer de energía eléctrica a la creciente ciudad de Chicago.



2012 - FISK GENERATING STATION - MAJOR BUILDINGS & STRUCTURES



1 1903 POWERHOUSE



2 ADMINISTRATION BLDG.



3 SWITCH HOUSE No. 1



4 SWITCH HOUSE No. 2

BUILDINGS + SITE

EDIFICIOS + SITIO

1903

1903 - 1938

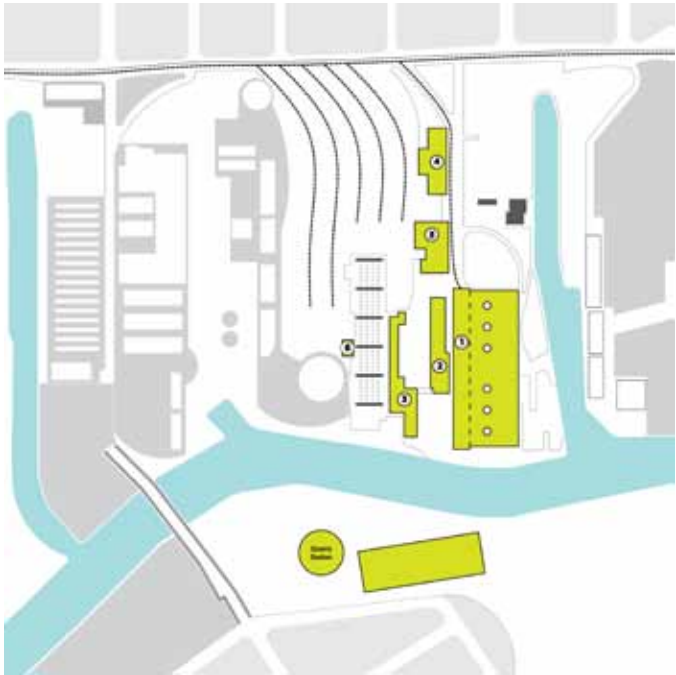
Located at the banks of the south branch of the Chicago River in Pilsen's industrial district, the Fisk Electric Generating Station became the world's first all-steam turbine generating plant. The station would have access to a continuous water supply and coal could be delivered by railroad carts to the boilers.

1 1903 Powerhouse – The first building to the property was located at the site's southeastern corner adjacent to the Chicago River shore. The building consisted of a generating room and the Curtis steam-turbines were connected to an adjacent boiler room. The generating room on the west side of the building is the only piece of the original Powerhouse that remains. The eastern boiler room was removed during the 1959 renovation project. The 1903 Powerhouse is the most important building historically and should be considered first for preservation.

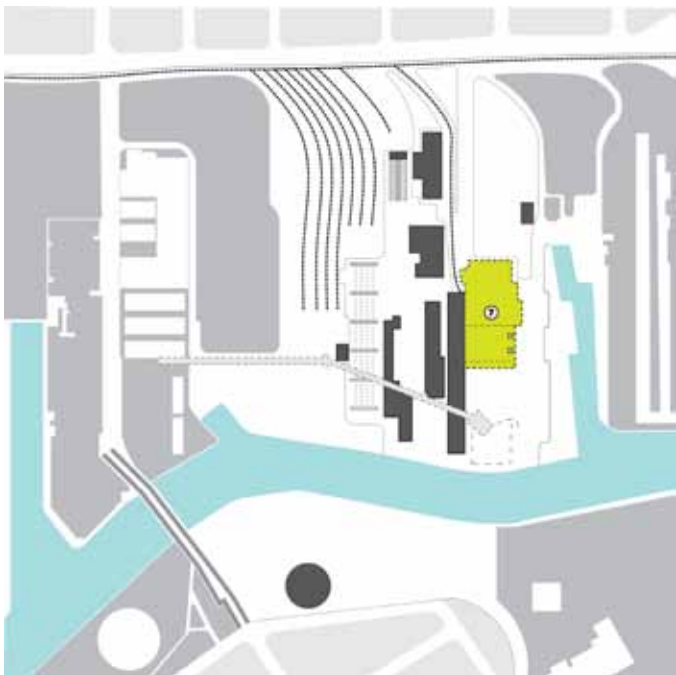
2 Administration Building – West of the Powerhouse, the building presents a 3-story high central bay flanked by one story rectangular extrusions on both sides. The building portrays similar architectural features as the Powerhouse, including an arched entrance with concrete cobblestones, canted corners, and a gable façade.

3 Switch House No. 1 – Also named Transmission Terminal; the building was built in 1920. The architectural features have a similar aesthetic to the Powerhouse and the Administration building. The building's scale is associated with its multiple functions and purposes. The Switch House held several dining rooms, sleeping quarters, showers, and reading rooms exclusively for the station's workers use. Presently, the building remains closed due to asbestos contamination.

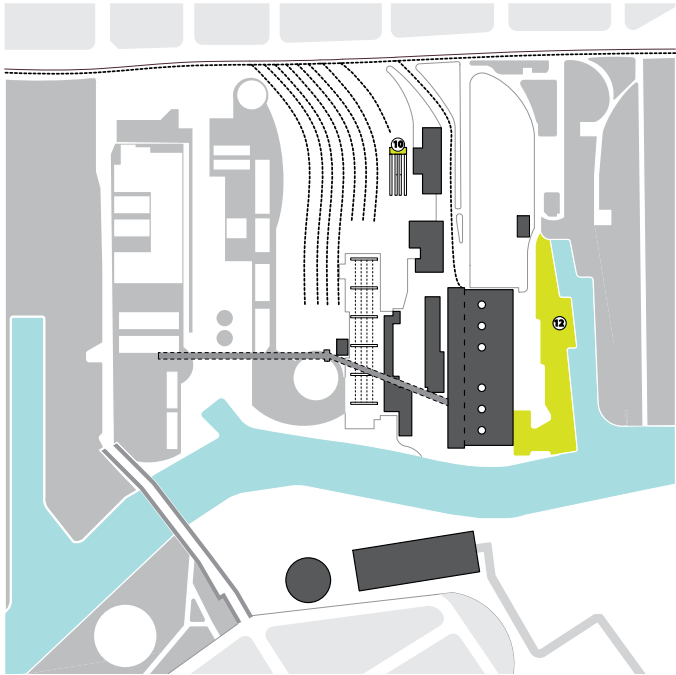
4 Switch House No. 2 – The rusticated red brick walls show two oversized entrances framed with concrete pilasters. The building is symmetrical in plan and sits on the northern side of the Fisk Station site. A portion of the railroad lines runs to the east side of the building extending south of the site.



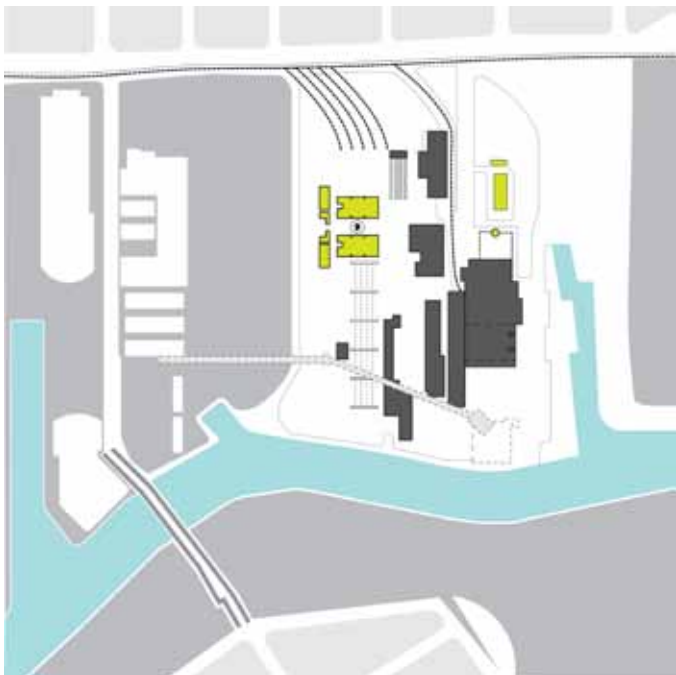
1938 - Construction of Fisk Station's major build-



1962 - Introduction of 1959 Turbine-Generator Room.



1952 - Reduction of Canal Length + Coal Duck/Con-



1973 - Peakers Plant.



5 MAINTENANCE BLDG.



6 FREQUENCY CHARGER HOUSE



7 1959 TURBINE-GENERATOR ROOM ADDITION



8/9 PEAKERS PLANT

IMAGES SOURCE: Library of Congress Prints and Photographs Division

BUILDINGS + SITE

EDIFICIOS + SITIO

- 1938
 - 1959
 - 1973
 - 2012
- 5 Maintenance Building** - This three-story high building has a concrete belt at the base, red brick walls, and a concrete ribbon topped with a concrete cornice. The building is in excellent conditions but closed. Presently, a segment of steel rails remains on the site, is flanked by green areas, and extends from the northeast corner of the Maintenance building almost reaching the 1959 Powerhouse renovation.
- 6 Frequency Charger House** - Situated to the west of the Switch House No. 1, the building served as a place for the conversion of AC power to 25 cycle DC power which supplied Chicago's electric street railways. The building remains part of the landscape and bounded by what alludes to be the location of an old transmission terminal.
- 7 1959 Turbine-Generator Room Addition** - Attached to the original 1903 Powerhouse, the building is clad with red metal. Its original smokestacks were removed and replaced by a single 550 foot smokestack. The building is still functional having endured severe damages on the south facing façade during a fire in November, 1976. The 1959 building and its single smokestack serves as a landmark of Fisk Station location.
- 8/12 Industrial Structures** - Other structures and equipment on site include a new transmission terminal (10), a water treatment plant (11) along the Chicago River, eight peaker plants (9) to the west of the Switch House No.2, conveyor belts, coal handling and processing units (12), turbines, and a gasoline storage tank.

The demolition of Fisk Station would cause the loss of architecturally distinct structures that symbolize the modernization of electricity in the twentieth century and act as a monument to community activism.

TIMELINE OF EVENTS

CRONOLOGIA DE LOS EVENTOS

COMMUNITY INVOLVMENT

MIDWEST GENERATION

Subsidiary of Edison Misson Group. Acquires 6 electric power plants in the state of Illinois, including Chicago's Fisk and Crawford coal-fired power plants.

CHICAGO CLEAN POWER ORDINANCE

Individuals who would later form PERRO worked with LVEJO and Respiratory Health Association of Metropolitan Chicago to push the first proposed Chicago clean power ordinance.

REFERENDUM

Individuals who would later form PERRO, placed an advisory referendum on the ballot in Pilsen. The referendum called on the City Council to pass the proposed Chicago clean power ordinance. The referendum passed by over 90%.

PERRO

Pilsen Environmental Rights and Reform Organization (PERRO) formed as an organization as we began to investigate pollution from H. Kramer & Co., a brass smelter in the Pilsen neighborhood.

LEGAL ACTION

Chicago Atty. Gen. Lisa Madigan sends a letter to the Illinois EPA chronicling more than 7,600 pollution violations since 1999 by Midwest Generation's six plants, including Fisk and Crawford.

Despite the 512 violations by Fisk and Crawford, EPA officials declare there is no problem.

EPA INVESTIGATIONS

Chicago's EPA officials declare there have been ongoing investigations since 2003 regarding construction and maintenance projects at the Midwest Generation plants.

Certain details, which were declared as confidential by the Company, are omitted from the public report.

DENIED!

Atty. Lisa Madigan's office and Citizens against Ruining the Environment alleged Fisk and Crawford's emissions often violated air standards and for Midwest Generation upgrade equipment in order to reach higher Clean Air Act standards.

The appeal was denied.

U.S. EPA SUITS

U.S. EPA teams and the state attorney general's office file a lawsuit against Midwest Generation for violating the Clean Air Act by failing to install proper pollution controls in its six Illinois coal plants.

PETITION TO ALD. DANIEL SOLIS

July and August of 2010, PERRO and allies in the Chicago Clean Power Coalition circulated a petition calling on Alderman Daniel Solis to support the proposed ordinance. The petition was delivered to the Alderman in September with over 1,500 signatures. The alderman did not respond.

KEEP THE PRESSURE ON

During the rest of 2010 and 2011 PERRO and its allies pressured Alderman Solis to become a sponsor of the Chicago Clean Power Ordinance, holding numerous rallies, candle light vigils and informing community residents of the Alderman's position.

DELAYED AGAIN!

In February 2011, the vote is put off again.

Retiring Ald. Virginia Rugai (19th), the chair of the Energy, Environmental Protection, and Public Utilities committee, opens the joint hearing saying the council would not vote, until after then-Mayor-elect Rahm Emanuel's council is seated in the coming month.

PEOPLES HEARING

February 14th 2011, the Clean Power Coalition held a "Peoples Hearing" on the Clean Power Ordinance in Chicago's City Hall. PERRO brought a dozen Pilsenites to the hearing.

ONCE AGAIN

Ald. Joe Moore (49th) and Danny Solis (25th) reintroduce the ordinance to the City Council.

The vote continues to be delayed for months.

ALD SOLIS' SUPPORT

In mid-March 2011, after ten months of community pressure and after being forced into a run-off election by a candidate who was a firm supporter of the ordinance, Solis told the press he had decided to become a co-sponsor of the proposed Chicago Clean Power Ordinance. Rapidly after this, ⅔ of the Aldermen on the City Council became co-sponsors of the ordinance and the Mayor elect Rahm Emanuel indicated in public statements that he also supported the intent of the ordinance.

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On April 21st 2011, the City Council finally held a joint committee hearing on the Clean Power Ordinance. PERRO organized 50 Pilsenites to attend the hearing.

No vote was held.

SHUTTING DOWN

Throughout 2011, groups like Greenpeace and other supporters of shutting down the plants begin to more aggressively protest Chicago's dependence on coal

IN THE NEWS

News is revealed that the Fisk and Crawford plants are the two largest polluters in the area Pilsen and Little Village residents file another lawsuit against the plants.

CONTINUATION

PERRO holds public hearing with the Illinois Environmental Protection Agency

VICTORY!

On February 29th, 2012, the Chicago Clean Power Coalition holds a press conference announcing that the coalition, community groups including PERRO, the City and Midwest Generation have reached an agreement on the closure of the Fisk and Crawford plants.

CHICAGO CLEAN POWER ORDINANCE (2nd ATTEMPT)

The Chicago Clean Power Coalition, an alliance of over 50 health, community, environmental and business groups, attempts for a second time to pass the Clean Power Ordinance to the Chicago City Council.

ACTION!

Throughout 2011 members of the Chicago Clean Power Coalition ratchet up pressure on the City Council to pass the Ordinance. One of the more extreme actions was the scaling of the Fisk smoke stack by Greenpeace activists in May.

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DOCUMENTING HARM TO PILSEN

Researchers at the Harvard School of Public Health release a study of the effect of coal fired power plants on respiratory health across the country. The study finds that over 40 people die prematurely every year, hundreds end up in the hospital and thousands have severe asthma attacks because of pollution from the Fisk and Crawford plants alone.

FEDERAL & STATE LEGISLATION



COMMUNITY ENGAGEMENT

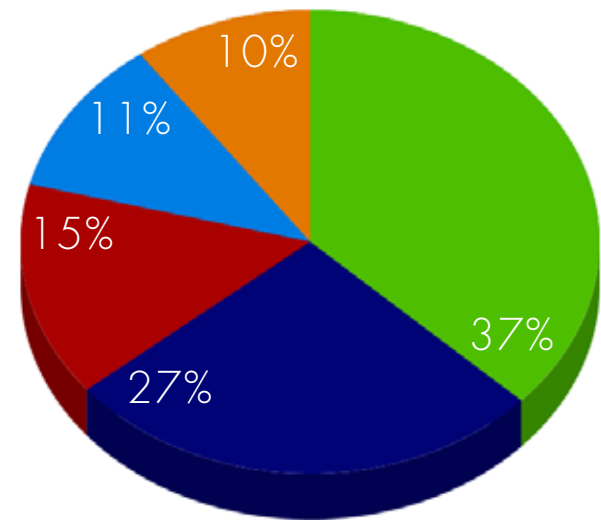
COMPROMISO CON LA COMUNIDAD

Starting in March, PERRO has been organizing public forums in the Pilsen community in order to engage with the public about the future of the Fisk site. PERRO has hosted these forums in conjunction with other community partners including Casa Michoacan, the National Alliance of Latin American and Caribbean Communities (NALACC), Durango Undio en Chicago, Federación de clubes Michoacanos en Illinois (FEDECMI), Pilsen Neighbors Community Council, Alivio Medical Center, The Resurrection Project, St. Pius, and The Whittier Parents Committee. The objectives have been to elicit maximum community feedback on what members of the Pilsen community would like to see happen with the Fisk property and what they would oppose as a future use of the site. At these forums, PERRO has collected hundreds of surveys asking Pilsen residents these same questions. Overall, the vast majority of respondents have indicated that they support a mixed use of the site that includes both green space and public access with operations that will create living wage jobs. The results listed in this section come from these public meetings and surveys...

A inicios de Marzo del 2012, P.E.R.R.O. ha dirigido diversos foros públicos en Pilsen, para determinar los planes a seguir en el proyecto de renovación de la central eléctrica de Fisk. P.E.R.R.O ha trabajado en unión con otras asociaciones y grupos sociales, tales como Casa Michoacán, la Alianza Nacional de Comunidades Latinas y del Caribe (NALACC), Durango Unido en Chicago, Federación de Clubes Michoacanos en Illinois (FEDECMI), Pilsen Neighbors Community Council, Alivio Medical Center, Resurrection Project, St. Pius, y el comité de Whittier Parents. Asimismo, por medio de encuestas, P.E.R.R.O desea recopilar las expectativas del cual debería de ser el futuro de Fisk, en Pilsen. En su mayoría, las encuestas indican el apoyo de la comunidad para convertir el sitio y sus inmuebles en una fuente de empleo, con lugares abiertos y espacios recreativos. Los resultados han sido tabulados y se presentan a continuación...

RESULTS

RESULTADOS



- Desired End Use
- 37% - Green Space/Public Access/Community Center
 - 27% - Jobs/Industrial
 - 15% - Education/Training/Museum
 - 11% - Affordable Housing
 - 10% - Retail/Commercial

Desired End Use

The vast majority of the participants at the public forums and surveys advocated for seeing green space/public access and clean, light manufacturing operations. Conversations centered on the need for more green space in Pilsen, the lack of access to the South Branch of Chicago river and the need for living wage jobs.

Residents see jobs and economic development as a top concern as well. There is a strong interest in looking for innovative green manufacturing operations that would provide jobs and promote a rebirth of environmentally conscious industrial operations. Examples like the Chicago Sustainable Manufacturing Center, The Plant, Chicago’s vertical farm and food business incubator and the Green Exchange were discussed as models.

The desire for more green space in the community and access to the River in particular, was the number 1 desired end use for the site. Fisk station’s location along the South Branch of the Chicago River can work as a neighborhood asset. Most of the river front is lined with industry that blocks public access to the river. Thus, Fisk Station’s site could offer public access to the river and can be connected to an isolated river walk behind the Blue Cross and Blue Shield facility.

There was a smaller number of residents, who supported the idea of a community center, educational facility or museum on the site. Often the idea of a community center / museum was mentioned were the museum would be devoted to Pilsen’s industrial and working class history.

A small percentage of residents thought low income housing was a good idea. Also, another small percentage was interested in retail on the site but was canceled out by an even larger number who feared the development of “big box” retail on the site.

Posibles Usos

Los participantes en los foros públicos y en las encuestas conducidas por el grupo P.E.R.R.O., abogaron por la integración de zonas verdes, espacios recreativos y el establecimiento de empresas sustentables. La mayoría de las conversaciones se centraron en las problemáticas dentro de la comunidad, como la falta de puntos de acceso hacia el Rio Chicago, insuficientes espacios verdes y la necesidad de crear más fuentes de trabajo.

Los residentes de Pilsen ven como prioridad principal el promover un desarrollo económico. Por lo tanto, el establecimiento de nuevas industrias sostenibles permanece como una opción factible. Estas industrias proveeran nuevas fuentes de empleo, y así promover el renacimiento del pasado industrial de Pilsen bajo nuevos estatutos sustentables.

Otra prioridad es implementar más zonas verdes para el uso de la comunidad. La central termoeléctrica de Fisk se encuentra a orillas del Rio Chicago, cuya localización puede ser conveniente para el desarrollo de diversos puntos de acceso al rio. Además, una secuencia de zonas verdes a lo largo de las orillas del Rio Chicago puedes extenderse desde Fisk hacia otras zonas existentes como por ejemplo el parque localizado en la propiedad de la compañía “Blue Cross and Blue Shield”.

Cierta cantidad de participantes expresaron interés en situar un centro comunitario o museo, donde se pondría en exhibición la tradición de índole industrial que ha definido a Pilsen. Otra porción, expreso la construcción de viviendas de interés social e instalar un nuevo centro comercial. Sin embargo, muchos temen que los comercios locales sean disipados por las grandes franquicias.

Multiple Use vs. Single Use

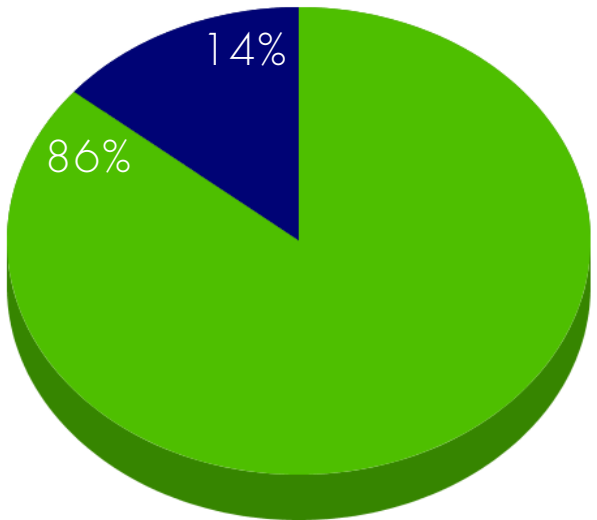
The vast majority of those PERRO meet with, spoke to and surveyed, felt that the site should be put to more than one use. Most commonly people expressed the desire that some of the property be turned into green space and/or area to for public access, especially to the river, and non-polluting industrial operations like light manufacturing that could provide living wage jobs for community residents.

At over 40 acres, the site seems large enough to accommodate these different uses.

Usos Múltiples vs. Uso Individual

En su gran mayoría, los participantes expresaron la necesidad de transformar el sitio de la central termoeléctrica de Fisk en un centro de usos múltiples. A su vez, se manifiesto el deseo de que cierto porcentaje de la propiedad se rehabilitado en zonas verdes o espacios para el uso público, particularmente conectando estas zonas y espacios con el Rio Chicago.

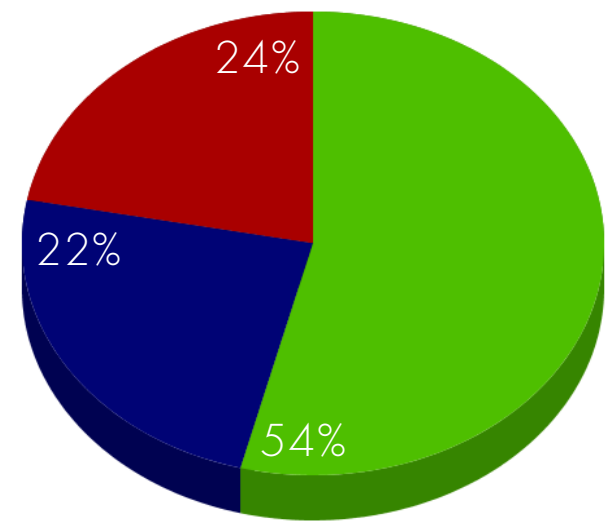
Hablando de cerca de un total de 16 hectáreas, se cuenta con el espacio suficiente para satisfacer ambas peticiones.



- Multiple Use vs. Single Use
- 86% - Multiple Use
 - 14% - Single Use

RESULTS

RESULTADOS



Redevelopment Concerns

- Remediation - 54%
- Community Stakeholders - 24%
- Historic Preservation - 22%

Redevelopment Concerns:

There were concerns raised that were not so much about what the site was to become in the future but more about the process to get to a future end use. The most important of these was the concern that the site be fully remediated and that residents be fully informed about possible contaminants on the site. Since the Fisk plant has been operating on the site for 109 years, residents firmly believe that the site will require significant remediation. Community members are anxious about the handling of information throughout the Remediation process. Residents were very adamant that they wanted the land at the site tested for possible pollution and that the site be cleaned up so that it no longer poses a threat to the health.

The community members’ also desire is to be involved with all stages of the remediation and redevelopment process. They ask from Midwest Generation, any future purchaser of the site and the City to keep community residents and community groups involved in the redevelopment process through to its conclusion. A significant number also wanted to see as many of the historic structures and attributes of the site preserved as possible. The building of greatest interest was the 1903 Power House, building number 1 on the site maps earlier in this booklet.

Motivos de Preocupación

Existen ciertas preocupaciones en cuanto al proceso de Remediación de la central de Fisk. Los miembros de la comunidad demandan que se les mantenga informados desde el inicio del proyecto hasta su culminación, y que tanto Midwest Generation, futuros propietarios y las autoridades municipales estén involucrados a lo largo del proceso. Los residentes desean ser notificados sobre el nivel de contaminación en el sitio, el proceso de limpieza y la rehabilitación de los edificios existentes y de la zona.

La central termoeléctrica de Fisk ha estado en funcionamiento desde hace 109 años, y se puede asumir que durante sus primeros años de existencia no se seguía ningún estatuto de cuidado medio ambiental y de sanidad pública. Los residentes y grupos involucrados están consientes de que el sitio se puede encontrar fuertemente contaminado. Por lo tanto, piden se hagan análisis para determinar el nivel de contaminación del suelo y de otras estructuras, y que se lleve a cabo un proceso de limpieza a fondo.

Además, varios miembros desean que ciertos edificios y estructuras sean preservadas como la Casa de Maquinas, construida en 1903 (Numero 1 en la sección “Historia + Uso del Sitio”).

Residents Don’t Want:

Residents are fearful that the Fisk coal fired power plant would be replaced by another polluting industry. This concern is nearly matched by those who feared it would become an abandoned, polluted “brownfield”.

This concern did not translate into outright opposition to future industrial uses of the site. Most of those who were concerned about another polluting plant recognized the value of light manufacturing or similar industrial operations, but wanted assurance these operations would not adversely affect the health of community residents.

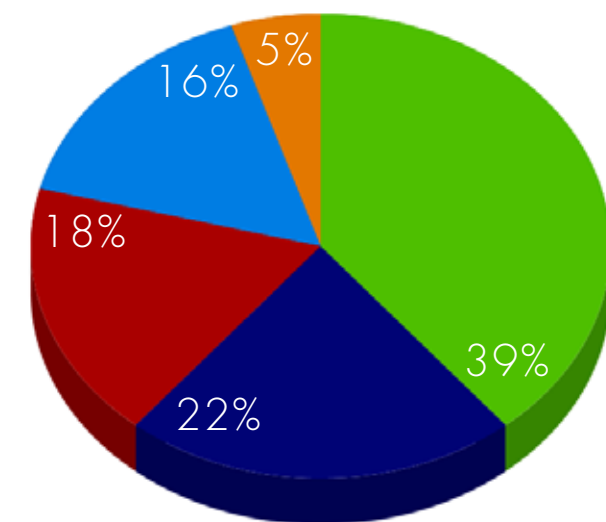
A large number also feared that the land would be turned over to developers of high priced residential. However, once PERRO emphasized that residential use would not be an option at the site, this fear was greatly minimized. Furthermore, a small number expressed their concern that a “big box” retailer would purchase the land, where a big box operation might kill off local, small retail operations in the community.

“No deseamos...”

Los miembros de la comunidad temen que se repita la historia. La principal preocupación es la llegada de una empresa similar, que continúe el record de contaminación ambiental en la zona ya establecido por la central de Fisk.

A su vez, existe la inquietud de que la propiedad sea totalmente abandonada y dilapidada. Muchos reconocen las ventajas de que se establezca una nueva industria, pero recalcaron que esta deberá contar con estatutos sustentables ya establecidos. Lo que se busca, es evitar la contaminación de la zona y así evitar más casos de problemas respiratorios y asma dentro de la comunidad.

También, se desea evitar la llegada de departamentos habitacionales de lujo y la instalación de centros comerciales por parte de las grandes franquicias.



Residents Don’t Want

- 39% - Polluting Plant/Company
- 22% - Abandoned/Useless
- 18% - High End Housing
- 16% - Big Box Retail
- 5% - Casino/Bar



SOURCE: Jerry Mead-Lucero. PilsenPERRO.

OBJECTIVES *OBJETIVOS*

In response to the community engagement process, PERRO developed eight objectives outlining the desires and needs of Pilsen residents for the Fisk property. The objectives incorporate economic, environmental, and social dimensions. Each PERRO objective listed is followed by details and potential strategies. Their openness allows for a broad range of interpretation and implementation.

Basados en las respuestas obtenidas, P.E.R.R.O ha desarrollado ocho objetivos, cuya principal finalidad es enfatizar las expectativas por parte de la entidad de Pilsen. Los objetivos abarcan desde temas con dimensiones económicas, ambientales y sociales. Cada objetivo ha sido desglosado e incluye estrategias viables, las cuales buscan ser flexibles en su interpretación y ejecución.



SOURCE: eastcountymagazine.org

Siliken Renewable Energy's
Solar Manufacturing Plant
San Diego, CA

ECONOMIC DEVELOPMENT

DESARROLLO ECONOMICO

Any industrial redevelopment should provide living wage jobs that are sustainable and non-polluting.

Implementación de un desarrollo industrial sustentable, el cual ofrezca una fuente de empleo respetando los estatutos de sanidad pública y ambientales.

Use large existing buildings, such as the Administration Building or Switch House No. 1, to house new business incubators with modest means.

Ubicar nuevos negocios e industrias, reutilizando los edificios y estructuras existentes.

Take advantage of the impressive scale of the site to provide opportunities for a wide range of businesses to develop.

Fomentar mayor cantidad de comercios e industrias mediante la construcción de nuevos inmuebles.

Utilize Fisk's strong reuse potential to once again house new economically viable functions and serve as a community anchor.

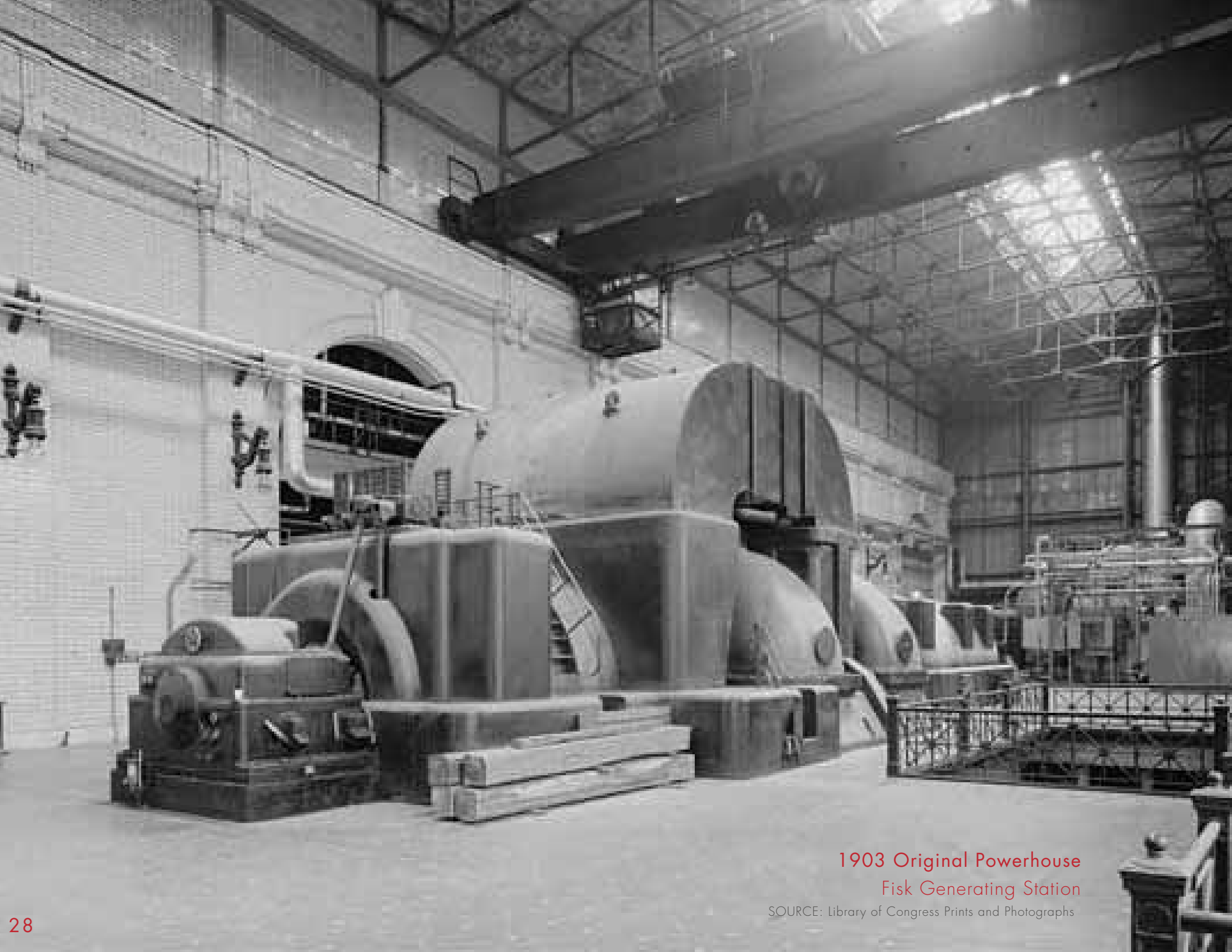
Buscar la transformación de la central de Fisk en un centro de negocios y comunitario, contemplando distintas posibilidades en la reutilización de los diversos edificios existentes.

Utilize the sites ideal location for housing new green industry that generates revenue and creates living wage jobs.

Estimular el establecimiento de industrias sustentables, que ayuden en la generación de empleos y recursos económicos para la comunidad de Pilsen.

Integrate renewable energy generation into the redevelopment design.

Integrar nuevas tecnologías sustentables que establezcan el uso de energías renovables.



1903 Original Powerhouse
Fisk Generating Station

SOURCE: Library of Congress Prints and Photographs

HISTORIC PRESERVATION

PRESERVACION HISTORICA

Preserve the natural and historic attributes of the site.

Preservar los atributos naturales e históricos del área.

Evaluate the historical structures to determine if the property is eligible for listing under the National Register of Historic Places or Chicago Landmark Status.

Evaluar las condiciones estructurales e históricas de los edificios existentes para su inclusión en el Registro Nacional de Lugares Históricos (NRHP) y su nominación como "Patrimonio Histórico de la Ciudad de Chicago".

Preserve historic buildings to honor its innovative, influential role, and ornate architecture within the electric industry. Of particular interest in this regard is the 1903 Original Powerhouse.

Preservar aquellos edificios que influenciaron la arquitectura y construcción de centrales eléctricas posteriores. En particular, la Casa de Maquinas, construida en 1903.

Use the spacious turbine-generator hall as a large open space to house creative new functions.

Preservar las condiciones espaciales del existente cuarto de maquinas, sirviendo como un espacio para actividades creativas.

Showcase industrial equipment, the memorial garden, anniversary plaques, and original guest book to maintain the power plant's identity.

Presentar ejemplares originales de los 5MW generadores, monumentos, placas conmemorativas y la bitácora de visitantes.

Take advantage of each historic building's attributes, such as square footages, layouts, or location on the site.

Aprovechar las condiciones de trazado, de estructura y de materiales de cada una de las obras y construcciones existentes.

Design a museum or education center to showcase the history and future of power generation.

Diseño de una galería, donde se presente la historia e influencia de la energía eléctrica sobre las sociedades de Occidente.



SOURCE: www.hisconstructors.com

Soil Remediation
Florence, SC

ENVIRONMENTAL REMEDIATION

PROBLEMAS AMBIENTALES

**Ensure the environment is remediated to safe and healthy levels.
Use the remediation of the site as a global example for future
developments.**

Eliminar y tratar las áreas contaminadas siguiendo las ordenanzas establecidas por las unidades de sanidad pública.

Complete and address results from Phase 1 and Phase 2 environmental assessments.

Conduct a detailed and comprehensive site analysis involving soil, water, and building tests to determine the full extent and costs for cleaning and restoring the site.

Remove industrial equipment, underground storage tanks, and hazardous materials such as asbestos and lead paint from original historic buildings, especially Administration Building and Switch House No. 1.

Test water and soil in the Chicago River for contamination and remove pollution and contaminants that have prevented residents from leaving homes.

Completar una evaluación de la zona para determinar los daños ambientales en el lugar.

Llevar a cabo un análisis detallado, para asesorar los niveles de contaminación de suelo, agua, y edificios existentes, así como los costos de tratamiento.

Extraer la mayor cantidad de material industrial, pinturas y asbestos, que prueben ser peligrosos o nocivos para la salud.

Evaluar los niveles de toxicidad hospedados en los suelos y las orillas del Río Chicago circundantes a la central de Fisk.

Remediation Process Overview

One thing Pilsen residents were very clear on during our community engagement process is that they want to be assured that the Fisk site is fully remediated (cleaned up) of any contaminants that might continue to pose a risk to the health of residents. Of central concern was the desire to be fully informed about what pollutants exist on the site.

Phase 1 Assessment:

The first steps to site remediation are called Phase I and Phase II assessments. A Phase I Assessment is a report prepared for a property owner that identifies potential or existing environmental contamination problems on their property. The report is often called an ESA (Environmental Site Assessment) and is sometimes referred to as a “Desktop Study”, because no actually testing is conducted in a Phase I. The report outlines the site’s history, geology and hydrogeology, and describes any environmental risks associated with the property. A Phase I will include a review of local, state, and federal government environmental records, a review of historical sources pertaining to past site uses, interviews with owners, occupants, and other individuals in regard to property history, property use, and environmental concerns at the site.

Phase 2 Assessment:

A Phase II (Phase II ESA) involves actually testing of the soil on the site. Usually this involves the drilling of core samples which are then tested in a lab to determine what contaminants may be present. The end result of a Phase II assessment is a report recommending what steps must be taken to remove pollutants from the site and/or ensure they do not present a threat to those on or near the site.

> > > PERRO, through the Task Force, has tried to have **Phase I and II assessments completed and their results made public.** Unfortunately, this is an area in which the Task Force could not reach an agreement. Midwest Generation has resisted the demand to have these assessments conducted and made public. PERRO continues to argue that **Pilsen residents be fully informed about what contaminants exist** at the site. PERRO hopes that the Task Force will address this community demand in the near future and is exploring other avenues to obtain this information. It is PERRO’s view that this should be one of the **first steps in the redevelopment** of the site.



Kokerei Zollverein Plant
Essen, Germany

SOURCE: blog.buildllc.com

MULTIPLE USE ENVIRONMENT

ZONA DE USOS MÚLTIPLES

Develop the site to have multiple uses. A variety of programmatic functions, as opposed to single use, will provide space for many jobs, opportunities, and events.

Incluir una variedad de funciones programáticas, que a diferencia de un solo uso, brindará diversos espacios para numerosas ocasiones y eventos.

Capitalize on the flexibility of the Planned Manufacturing District (PMD - 11), allowing for a combination of new industrial and publicly accessible green spaces.

Preserve and strengthen Pilsen's cultural and historic character, incorporating environmentally friendly uses for residents to enjoy, providing affordable services to be used by residents, and encouraging positive community investment.

Because Fisk Station possesses a large site size, a unique layout, and separate buildings, redevelopment could occur in phases.

Multiple use development may be crucial in dispersing project costs over time and enhancing feasibility.

Contemplar las posibilidades de re-zonificar sólo una porción de la propiedad, permitiendo una combinación de nuevos usos industriales y otros servicios.

Preservar y fortalecer el carácter cultural e histórico de Pilsen, incorporando áreas para uso recreativo y comercial. Fomentar la inversión económica y participación de la comunidad.

La escala del sitio, la separación entre inmuebles y el tamaño de las instalaciones determina que el proceso de rehabilitación de la central termoeléctrica de Fisk deberá ser conducido por etapas.

Una variedad en programas e usos determinara los costos y viabilidad de las siguientes etapas de desarrollo.

Planned Manufacturing District (PMD -11)

The Fisk Plant is located in the middle of the Pilsen Planned Manufacturing District, PMD No. 11. According to the City of Chicago, the intention of PMDs is to protect the City's industrial base, maintain the City's diversified economy, strengthen existing manufacturing areas that are suitable in size, location and character, encourage industrial investment,

modernization, and expansion by providing for stable and predictable industrial environments; and to promote the growth and development of the city's industrial employment base. When the City created the PMD in 2004, PERRO supported the idea as PERRO felt it would help prevent the conversion of industrial spaces into high priced residential that would add to

the gentrification problem in the community. PERRO also wants to preserve well paid industrial jobs in the community, but not at the expense of resident's health. PMDs have uses that are allowed, those that are prohibited, and those that are allowable with special permission. The following are some examples.



Allowable/Permitted Uses:

- Manufacturing, Production, and Industrial Service
- Recycling Facilities
- Warehouse and Freight Movement
- Business/Trade School
- Construction Sales and Service
- Office
- Retail Sales
- Urban Farm

Uses Requiring a Special Use Permit:

- Community Centers, Recreation Buildings, and Community Garden
- Parks and Recreation
- Waste-Related Uses
- Day Labor Employment Agency
- Veterinary
- Car Wash or Cleaning Facility

Prohibited Uses:

- Residential
- Animal Sales or Grooming
- Drive-through Facility
- Entertainment, Spectator Sports and Recreation Facility
- Residential Storage Warehouse

Given the PMD designation of the area around Fisk, residential development is not possible. All the members of the Task Force including PERRO agree that residential development at the site is not desirable. The PMD designation encourages continued industrial use of the site which PERRO supports, as long as it is non-polluting. And the PMD designation is flexible enough to allow other uses of the site including green space or public access.



“In an area whose number of parks and public green spaces is among the lowest in the city, this becomes even more important.”

- Kari Lydersen, Chicago News Cooperative

SOURCE: Jerry Mead-Lucero, PilsenPERRC

GREEN SPACE *ESPACIOS RECREATIVOS*

Provide new areas of publicly accessible green space for the community.

Mantener áreas accesibles al publico que ofrezcan espacios para actividades recreativas.

Increase the amount of land for public access in addition to the land already donated by Midwest Generation and agreed upon between the Midwest Generation and the Task Force.

Incrementar el espacio asignado para areas de acceso publico, sumandose a la zona ya donada y acordada por Midwest Generation y el Comando Especial por parte del Alcalde.

Connect the Fisk property to the existing but under-utilized riverwalk to the East of the site.

Conectar las zonas verdes de Fisk con parques existentes que se encuentran al Este de la propiedad.

Encourage development of the proposed Chicago River Corridor Development Plan established in 1999 which would provide this part of the city with the additional public green space it desperately needs.

Promover el Plan de Desarrollo de Zonas Verdes a lo largo del Rio Chicago, establecido en 1999 con la intención de contribuir a los espacios abiertos dentro de la zona.

Build a contiguous natural open space that welcomes pedestrian traffic and promotes experiences with the environment.

Construir espacios abiertos y continuos que permitan el acceso a peatones.

Incorporate green space not only around the site, but onto and into existing and future buildings.

Hacer uso de los edificios y estructuras existentes para fortalecer el concepto de zonas verdes.

Turn areas of the site into hardscape parks for residents to use for recreation and relaxation.

Incluir diferentes áreas para la práctica de deportes recreativos y actividades de esparcimiento.

Local and International Green Space Precedents

Canal Origins Park

(Pilsen) Chicago, IL



Jerry Mead-Lucero, PilsenPERRO.

- One of Pilsen’s greatest green space assets
- Hidden away in an isolated part of the neighborhood along Ashland Ave
- Gives people access to the river while also providing information on the important industrial history of the community
- The park is filled with narrative displays celebrating the importance of the Illinois Michigan Canal to the history of Chicago

Dvorak Park

(Pilsen) Chicago, IL



Jerry Mead-Lucero, PilsenPERRO.

- Dvorak Park, one of Pilsen’s two City Parks (Harrison being the other)
- Located directly across from the Fisk plant
- If green space is created at the Fisk site along Cermak Ave., it would link directly with Dvorak Park across the street

Canalport Riverwalk

(Pilsen) Chicago, IL



Jerry Mead-Lucero, PilsenPERRO.

- This riverwalk is located next to the Chicago Sun-Times printing plant along the Chicago Sanitary and Ship Canal
- Illustrates how operating industry and a riverwalk can co-exist
- If the riverwalk along Pilsen is extended westward it could eventually connect with this riverwalk, creating miles of space for walking and biking

Stearns Quarry Park

(Bridgeport) Chicago, IL



landscapeurbanism.com/strategy/palmisano/

- Former stone quarry and landfill
- Large portion of funds spent on remediation
- Provides green space in a park-poor neighborhood
- Includes a fishing pond and long paths to guide people through the history of the site

Gas Works Park

Seattle, WA



bar.wikipedia.org

- Former coal gasification plant
- Severely polluted site
- Phytoremediation is also used to remediate polluted soil
- Includes an artificial landscape for kite-flying and a children’s “Play Barn” that has been transformed from the plant structure

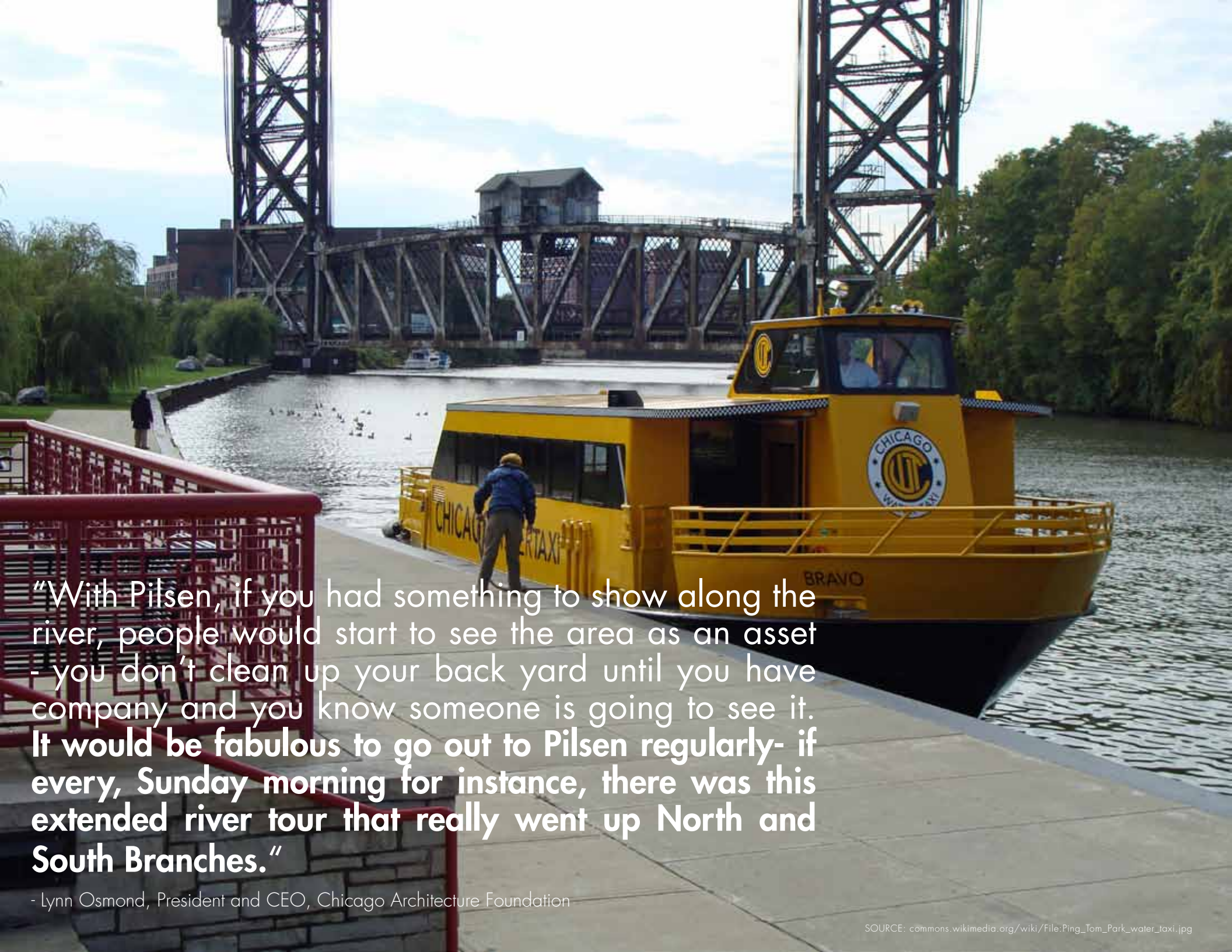
Landschaftspark

Duisburg Nord, Germany



bar.wikipedia.org

- Former coal and steel production plant
- Severely polluted site
- Phytoremediation is used to remediate polluted soil, through growing specific plants.
- Plants are also planted above ground to avoid pollutants
- Includes a variety of outdoor activities, as well as a transformed concert hall



“With Pilsen, if you had something to show along the river, people would start to see the area as an asset - you don’t clean up your back yard until you have company and you know someone is going to see it. It would be fabulous to go out to Pilsen regularly- if every, Sunday morning for instance, there was this extended river tour that really went up North and South Branches.”

- Lynn Osmond, President and CEO, Chicago Architecture Foundation

SOURCE: commons.wikimedia.org/wiki/File:Ping_Tom_Park_water_Taxi.jpg

RIVER ACCESS ACCESO AL RIO

Provide public access to the Chicago River. *Asignar diferentes puntos de acceso al Rio Chicago.*

Work with Mayor Rahm Emanuel’s plan to increase access to the Chicago River and improve water quality.

Collaborate with the city to incorporate the Fisk site into the proposed boat house, concession, public launch, and trail expansions along the river, especially the location at Bubbly Creek.

Extend and promote use of the trail and green space in the Planned Development (PD) zone already existing to the east of the Fisk site.

Make the riverfront development a destination for visitors, such as tourists on architectural boat tours.

Add a Water Taxi stop at the Fisk site.

Utilize the site’s proximity to water and connect nearby neighborhoods to the site and its amenities by removing obstructing fences, vegetation, and buildings.

Regenerar la calidad del agua e incrementar los puntos de acceso del Rio Chicago, tomando como base la propuesta en efecto por parte del Alcalde Rahm Emanuel.

Fomentar la colaboración entre el proyecto de rehabilitación de Fisk y los diferentes programas de desarrollo propuestos en zonas circundantes a la central termoeléctrica.

Promover el uso de la zona verde, denominada bajo las siglas PD (Planned Development), localizada al Este del perímetro de la central termoeléctrica.

Convertir las orillas del Rio Chicago en un destino turístico.

Añadir un sitio de taxis acuáticos en las zonas circundantes de la central termoeléctrica de Fisk.

Remover obstáculos visuales y físicos que impidan la conexión con sitios e hitos en la zona.



SOURCE: ransackedmuse.wordpress.com

ACCESSIBILITY

CONECTIVIDAD

Integrate access to the site into the city's parks and social infrastructure.

Proveer puntos de acceso entre las zonas verdes y la infraestructura urbana con el sitio.

Ensure new public space at the Fisk site is accessible to all, including those with physical handicaps.

Connect new public access spaces with Pilsen's expanding network of bike lanes.

Link the Pilsen neighborhood to other areas to promote cross-pollination of cultures and experiences.

Design the property to be a key location along the river. Integrate it into the Chicago River Cultural Festival and other events.

Take advantage of Fisk's proximity to downtown, access to numerous roads, rail, bus and transportation routes, and waterfront access.

Develop safe and sustainable new ways to travel, providing alternate means of access to the site including water taxis and bike traffic.

Establecer puntos de acceso al sitio para personas con discapacidades.

Instaurar bici-sendas en torno a la zona, conectando las nuevas rutas con los espacios públicos existentes.

Organizar nuevos vínculos desde la comunidad de Pilsen hacia vecindarios colindantes.

Plantear un proyecto de rehabilitación que promueva el sitio de Fisk como un centro didáctico, donde se promuevan eventos culturales.

Enfatizar la localización de Fisk, recalcando su cercanía a los sistemas de transporte público terrestres y acuáticos.

Desarrollar nuevas rutas de acceso al sitio, que sean seguras y expeditivas.



COMMUNITY STAKEHOLDERS

MIEMBROS DE LA COMUNIDAD

Balance the needs of residents, businesses, and visitors by making community organizations an integral part of the redevelopment process.

Considerar las necesidades y expectativas por parte de los residentes, empresarios, y visitantes fomentando la participación de los grupos comunitarios en el proceso de rehabilitación.

Gain long term commitment and engagement from community throughout future phases of the remediation and redevelopment process.

Establecer un compromiso a largo plazo por parte de la comunidad, desde las primeras etapas de renovación hasta la finalización del proyecto rehabilitación del sitio.

Place emphasis on satisfying the goals and objectives of Pilsen residents, as final land reuse would affect them most.

Resaltar las expectativas por parte de la comunidad de Pilsen, ya que serán ellos los principales precursores y afectados por cualquier gestión que sea tomada.

Recognize the compatibility of future land uses with the adjacent communities and existing land uses.

Determinar las diferencias y semejanzas entre los diversos proyectos de urbanización que estarán siendo construidos en las zonas colindantes.

Create partnerships with institutional, academic, and community organizations to gain expertise and perspectives from a variety of audiences.

Establecer nexos entre las diversas instituciones académicas y los grupos comunitarios para abarcar diferentes perspectivas y campos de experiencia.

Collaborate to maintain democracy of community design.

Trabajar para mantener un sistema democrático e inclusivo en toda gestión que repercute dentro de la comunidad de Pilsen.



Jerry Mead/Lucero, PilsenPERRO.

Following the June city hearing, the Mayor’s Task Force agreed on ten Guiding Principles for redevelopment. These principles were solicited and evaluated from community input on potential uses of the sites that could meet economic development and quality of life goals of the city and surrounding neighborhoods. As can be seen here, the eight objectives that PERRO developed closely align with the Mayor’s Task Force’s Guiding Principles. Through collaboration, negotiation, and input between all involved parties, theses objectives will help to guide the redevelopment process and further a shared vision for the future of the Fisk property.

PERRO Objectives

- Any industrial redevelopment should provide living wage jobs that are sustainable and non-polluting.
Preserve the natural and historic attributes of the site.
Ensure the environment is remediated to safe and healthy levels. Use the remediation of the site as a global example for future developments.
Develop the site to have multiple uses. A variety of programmatic functions, as opposed to single use, will provide space for many jobs, opportunities, and events.
Provide new areas of publicly accessible green space for the community.
Provide public access to the Chicago River.
Integrate access to the site into the city’s parks and social infrastructure.
Balance the needs of residents, businesses, and visitors by making community organizations an integral part of the redevelopment process.

Mayor’s Task Force Guiding Principles

- Redevelopment provides an opportunity to create high quality, living wage jobs for residents of these communities.
The historic value of buildings should be thoroughly documented.
As sites are redeveloped and used in the future, pollution and waste should be minimized, with an emphasis on sustainability.
Potential sources of public and private resources for reclamation and redevelopment should be identified early and actively pursued.
Located in industrial corridors with ongoing operation of grid infrastructure at both locations and a peaking plant at Fisk, the sites are not suitable for residential development.
Redevelopment of each site may include parceling the sites for more than one use, owner or occupant.
Parties involved in future development should be aware that the communities prefer clean, advanced light manufacturing, and not large scale retail, for the sites.
Neither site is intended to be used entirely as a park or open space; however, where feasible there should be public access to the river and canal.
The Fisk and Crawford sites provide opportunities as useful community assets that can enhance the ability of local residents and businesses to live, work and play in a healthy environment.
Broad-based stakeholder input on the redevelopment of the sites should be encouraged, building upon existing forums and agreements, but including new parties as the project evolves. Such collaboration is likely to lead to the best outcome for all involved.



Delta Institute.

Who is **P.E.R.R.O.**?



Jerry Mead-Lucero. PilsenPERRO.

PERRO stands for the Pilsen Environmental Rights and Reform Organization. It is a grassroots community group of Pilsen residents that formed in 2004 to fight the disproportionate amount of pollution in the Pilsen neighborhood. PERRO believes all people have the right to live in a clean and healthy environment, regardless of their race, class or gender. Its mission is to spread awareness about the concept of environmental justice and make Pilsen a healthier place to live, work, and raise children.

What are PERRO's goals?



Jerry Mead-Lucero. PilsenPERRO.

- Advocating for the health and safety of the Pilsen community.
- Informing residents about the health dangers of pollution from all sources in Pilsen.
- Working with the city departments, the EPA, and elected officials at all levels to develop a solution for reducing pollution and making Pilsen a cleaner place to live, work, and breathe.
- Achieving a significant reduction in pollution from industrial sources in Pilsen
- Achieving this clean up without causing industrial jobs or business to be lost.

What is environmental justice and what does it have to do with Pilsen?



Jerry Mead-Lucero. PilsenPERRO.

Social problems of race and class are often intertwined with environmental problems. PERRO feels that Pilsen is more prone to host businesses that contaminate the air and soil because of our neighborhood's industrial legacy, the fact that it has a lower median income than other neighborhoods, and because the area has frequently been home to immigrants and is now predominantly Spanish-speaking. Across the nation, working class Latino neighborhoods are plagued with high levels of pollution and the health problems that come from this pollution. Pilsen is a prime example of this phenomenon.

Some of PERRO's Accomplishments...

In **2006**, after **PERRO called attention to pollution from H. Kramer and Co.**, a brass smelter in the neighborhood and the neighborhood's largest source of airborne lead contamination, the **EPA fined H. Kramer & Co.**, forcing the company to invest in more than \$800,000 worth of pollution control equipment.

In **2009**, the EPA announced that it was placing air monitors in 19 places around the state of Illinois. Pilsen was not included in the original plan. **PERRO pressured the EPA to include Pilsen** and eventually the EPA agreed, placing a monitor on the Perez school, which began functioning in January of 2010. The air monitor uncovered high levels of lead pollution in Pilsen's air.

In November of **2010**, the **EPA fined Lakeside Lithograph** and required them to reduce the pollution they were releasing into the community **after prodding from PERRO**.

In **2011**, after **PERRO called attention to the high levels of lead pollution in Pilsen's air and pushed the EPA** to once again investigate H. Kramer and Co., the EPA determined that H. Kramer was in violation of pollution limits and the State Attorney General of Illinois launched a lawsuit against H. Kramer.

For a decade, **PERRO lead the fight in the Pilsen community to clean-up or shut down the Fisk coal fired power plant**, the number one polluter in the Pilsen community.

In **2012**, **Midwest Generation owner of the Fisk plant signed an agreement with PERRO and other community groups agreeing to shut down the facility by the end of the year.**

Join Us...

In order to continue our success of improving the environment in Pilsen, PERRO needs your help. Our victories have only been possible because community residents have gotten together and demanded change. Help us continue to make Pilsen a healthier place in which to live. Join PERRO...

pilsenperro.org



POTENTIAL SITE DEVELOPMENT

ESQUEMAS

The following section visually expresses PERRO's objectives for the redevelopment of the Fisk property. This vision includes extending the Fisk riverfront development to connect with surrounding sites. Proposed site plans and access points begin to paint a picture of the future for the Pilsen residents. These recommendations are by no means meant to be definitive. Instead, they stand as suggestions which hopefully will inspire other creative reuse ideas within the Pilsen community.

All of the Fisk site has the potential for redevelopment and will be finalized based on the proposed plans of the future owner and input from the community. By proposing some first stage ideas and solutions for claiming the land, PERRO hopes to get the property active as soon as possible.

La siguiente sección representa la visión del grupo PERRO presentando diversas iniciativas sobre el uso de distintas áreas dentro y alrededor de la central termoeléctrica de Fisk. Es el deseo del grupo PERRO de emprender el dialogo sobre el futuro de la central y así evitar el abandono de la propiedad.

Cabe mencionar, que el sitio de la central termoeléctrica de Fisk alcanzara a ser rehabilitado en su totalidad, sino deberá ser bajo las normativas articuladas por los nuevos propietarios en mutuo acuerdo con la comunidad de Pilsen.

Por medio de gráficos e ilustraciones, P.E.R.R.O. propone la extensión del proyecto de rehabilitación desde de Fisk hacia las zonas colindantes, conectando con diversos proyectos urbanísticos dentro y alrededor de Pilsen. Estas perspectivas aspiran servir como inspiración para la comunidad de Pilsen y para toda aquella persona involucrada directa e indirectamente en el proyecto de rehabilitación de la central de Fisk. Por consiguiente, deberán ser consideradas como recomendaciones e ideas preliminares.



**LAND AVAILABLE
FOR FUTURE
REDEVELOPMENT**
Approx. 39.6 acres



SITE STRATEGY
 LAND AVAILABLE
FOR REDEVELOPMENT
 ComEd PROPERTY LINE
 PEAKERS PROPERTY LINE



**LAND THAT MIDWEST
GENERATION WILL
DONATE FOR PUBLIC USE**

Approx. 3.7 acres



SITE STRATEGY

- LAND FOR PUBLIC ACCESS
- ComEd PROPERTY LINE
- PEAKERS PROPERTY LINE

FISK STATION BLDG. COMPLEX

1. 1903 POWERHOUSE
2. ADMINISTRATION
3. SWITCH HOUSE No. 1
4. SWITCH HOUSE No. 2
5. MAINTENANCE BLDG.
6. FREQUENCY CHARGER HOUSE
7. 1959 ADDITION
8. PEAKERS
9. WATER TREATMENT
10. BARGE SLIP



1 Approaching land for public access



2

Water Taxi Site



3

Riverwalk



4

Chicago Riverfront



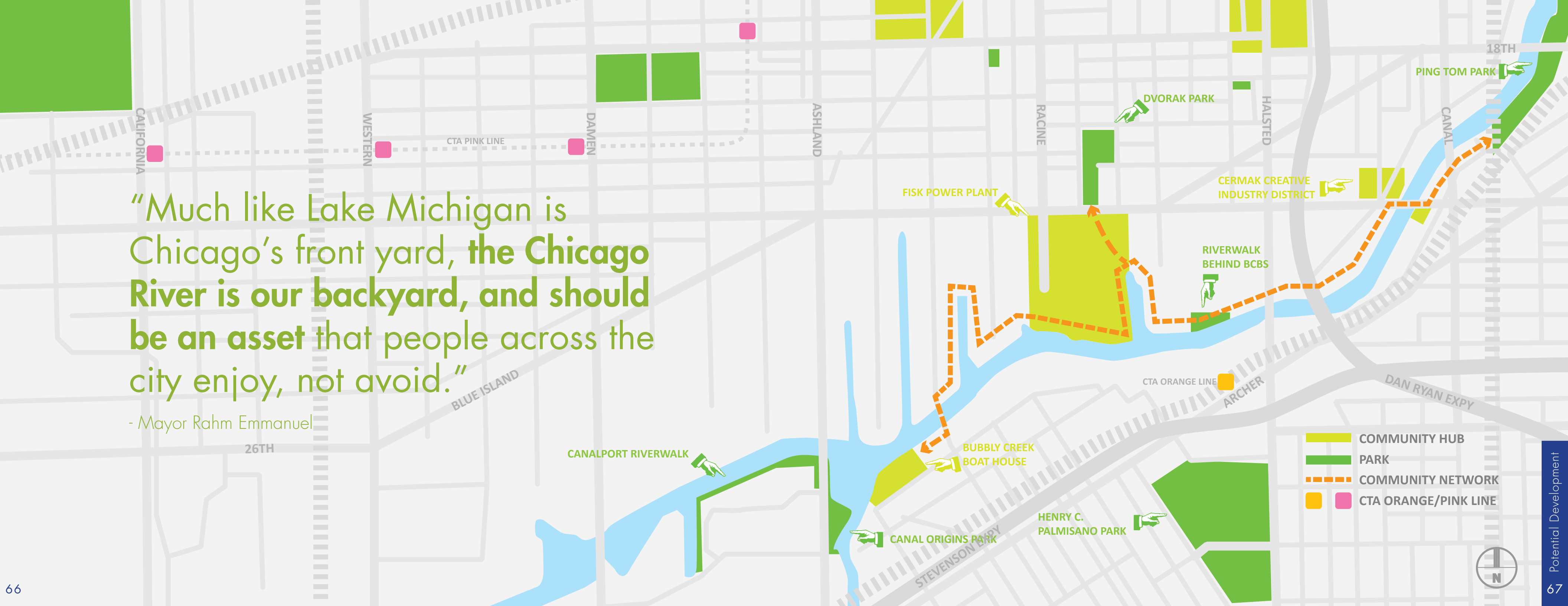
5

Extension of existing riverwalk



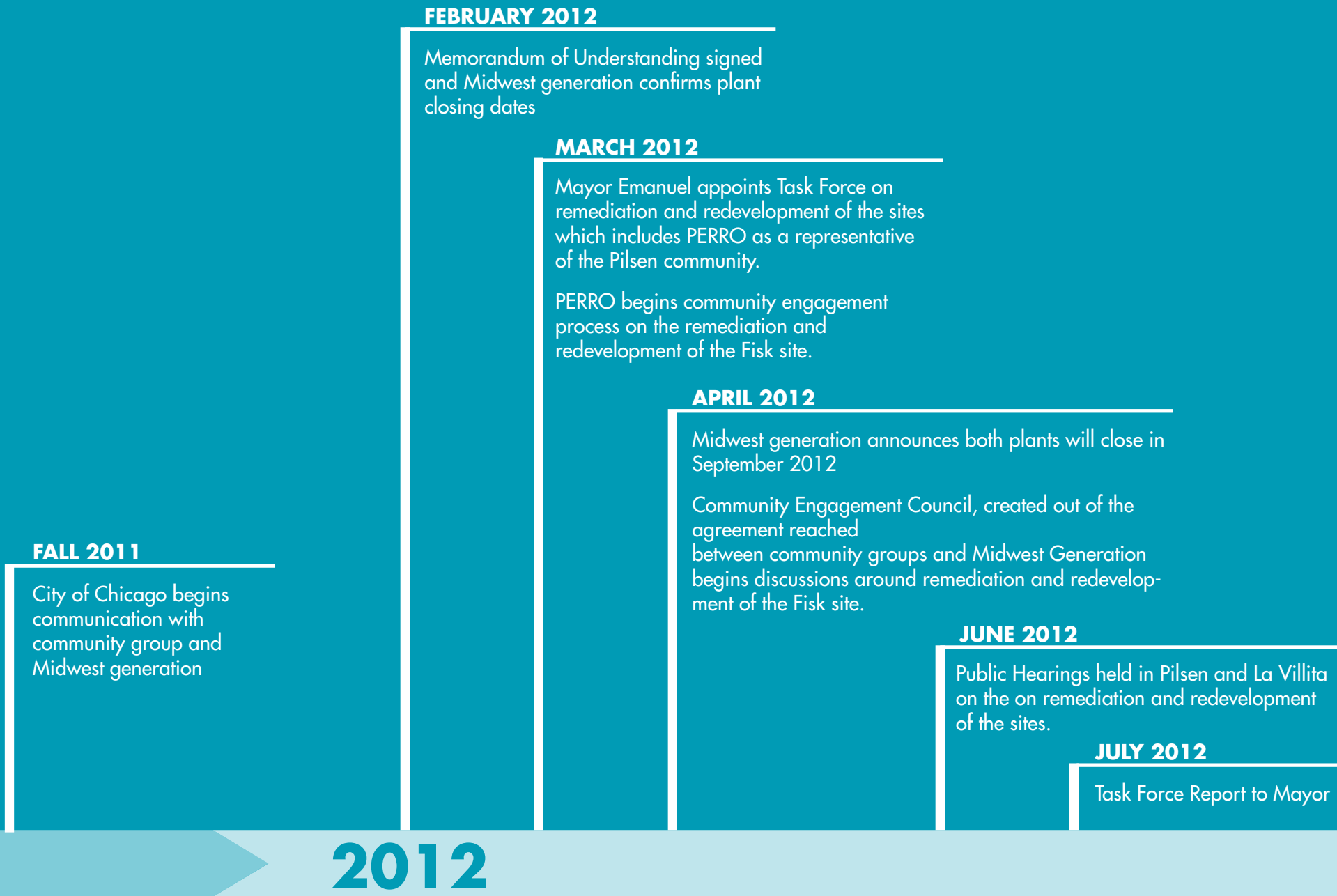
"Much like Lake Michigan is Chicago's front yard, the Chicago River is our backyard, and should be an asset that people across the city enjoy, not avoid."

- Mayor Rahm Emmanuel



- COMMUNITY HUB
- PARK
- COMMUNITY NETWORK
- CTA ORANGE/PINK LINE





PROJECT TIMELINE

LINEA DE TIEMPO DEL PROYECTO

This type of project takes years to complete. The shortest time frame in which we could expect a new development and use of the site is in a three year range. And it could take a decade or more before remediation and redevelopment are completed. The key is to ensure progress and not leaving the site abandoned and polluted for a long period of time.

Toman años para que proyectos de esta magnitud sean completados. Podremos empezar a ver mejoras dentro de un rango de tres años. Sin embargo, podría llegar a tomar 10 o mas años la culminación del proceso de Remediación y Rehabilitación de la central termoeléctrica de Fisk. La llave para asegurar el éxito de este proyecto es continuar la discusión y evitar que el sitio sea abandonado por un largo periodo de tiempo.

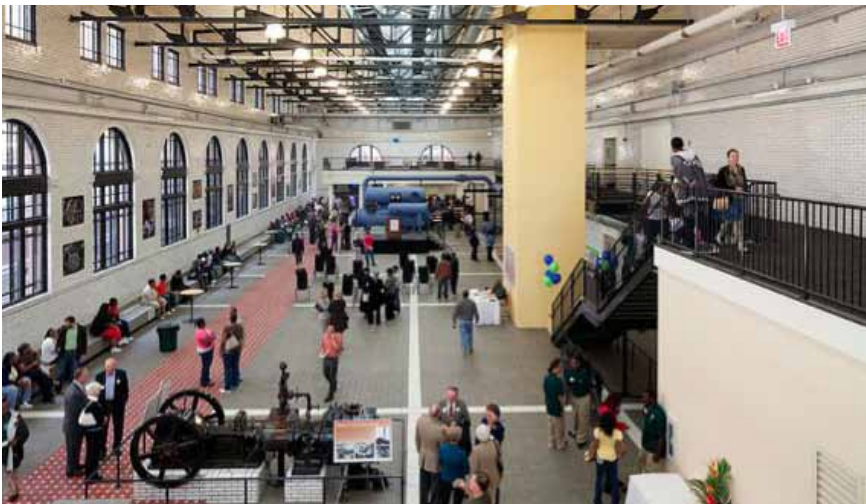




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Seaholm Power LLP

CASE STUDIES

EJEMPLOS

By examining successful adaptive reuse projects, a positive future for Fisk seems more feasible. Many power plants across the United States today have been converted into valuable community spaces and remain impressive educational resources on the history of electricity. The redevelopment of Fisk Station should follow similar footsteps of past successful examples by showcasing the future civic, economic, and recreational value of repurposing power plants. The featured recommendations highlight the immense possibilities for Fisk Station, but are no means intended to define the site's future.

Desde un inicio, comandos especiales y los grupos involucrados en el plan de rehabilitación de la central de Fisk se han basado en otros proyectos de rehabilitación, cuya investigación ha servido como base para establecer una conversación entre grupos comunitarios, legisladores, autoridades municipales y la comunidad. Numerosos ejemplos de centrales eléctricas o complejos industriales dentro de los Estados Unidos, han sido rehabilitados en centros comunitarios pero a su vez representan la historia de la industria eléctrica en el país. El plan de rehabilitación de la central de Fisk deberá reconocer diversas visiones en el campo cívico, económico y recreativo. Los ejemplos citados en la siguiente sección representan distintas posibilidades, sin ser específicas acerca del uso del sitio en un futuro cercano. El desarrollo de la central termoeléctrica de Fisk deberá seguir los mismos pasos para así tener un final exito.



SOURCE: www.flickr.com/photos/metroblossom/3868185623/

SEARS, ROEBUCK, & CO. POWER HOUSE - Chicago, IL



Site Size: 90,000 sq. ft. on 55 acres

Original Use: Sears, Roebuck, & Co. Power House, 1905-1973

Current Use: Power House High (Public Charter High School) and Charles H. Shaw Technology and Learning Center

Redevelopment Dates: 2005- 2009

Project Costs: \$48 million

Funding Mechanisms:

- Approximately 50% of funding from private contributions
- Federal Historic Tax Credits and New Market Tax Credits
- City of Chicago, Chicago Development Fund
- Grants, from organizations such as the Illinois Clean Energy Community Foundation and the Bill and Melinda Gates Foundation

Remediation: Developers spent \$2 million to remove asbestos and lead paint

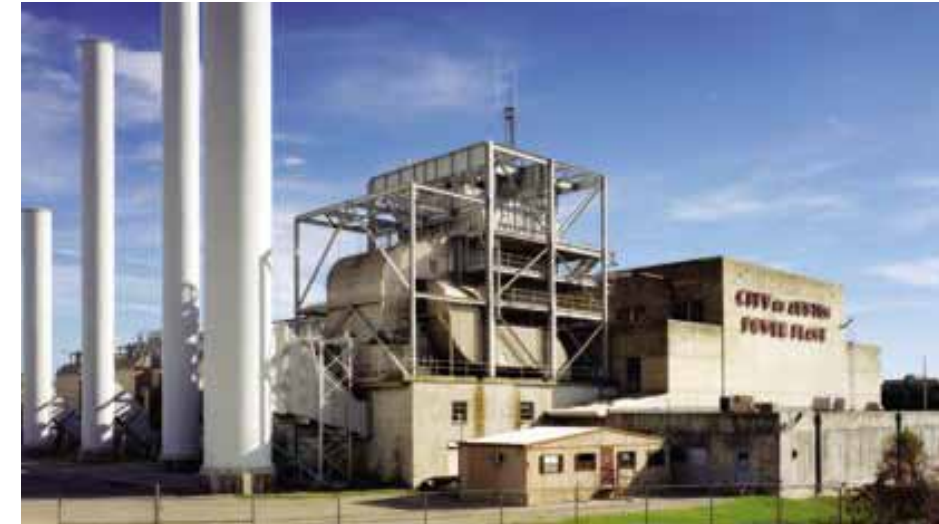
Design: Part of a larger mixed use development that has helped revitalize the Homan Square neighborhood. Merges historic preservation and sustainable, green design, achieving LEED-Platinum status.

Historic Designation: Many buildings designated a National Historic Landmark in 1978. Preserves many historic and industrial features.

More Information: www.homansquare.org/



SEAHOLM POWER PLANT - Austin, TX



Site Size: 7.8 acres

Original Use: Seaholm Power Plant, 1950-1989

Current Use: To be converted into a mixed-use retail, office, condos, hotel, event, and more than 3 acres of open green space

Redevelopment Dates: 2005 - Present

Project Costs: \$150 -180 million

Funding Mechanisms: Public-private partnerships

Remediation: The City and its public utility company, Austin Energy, completed the 9-year, \$15 million environmental cleanup effort entailed removing industrial equipment, asbestos, metal-based paints, mercury, and polychlorinated biphenyls.

Design: Redevelopment concept merges electrical operations with future increase in pedestrian, residential, and economic activity.

Historic Designation: Art Deco Modern style architecture to be preserved in the final reuse project. The site has been deemed eligible to be listed in the National Register of Historic Places.

Ownership: The original driving force behind the site's redevelopment was due to the local citizens group, Friends of Seaholm.

More Information: www.friendsofseaholm.com





PRATT STREET POWER PLANT - Baltimore, MD



Original Use: Pratt Street Power Plant, 1900-1973

Current Use: Mixed-use entertainment, retail, and office space

Redevelopment Dates: 1995-1999

Project Costs: \$50 million

Funding Mechanisms: Private funding from Cordish Companies

Design: The site's new uses include ESPN Zone, the Hard Rock Cafe, Barnes and Noble, and a variety of restaurants. Today, the Pratt Street Power Plant is a tourist destination, which attracts about 10 million visitors and generates millions of dollars in taxes to the public sector. Due to the Power Plant's success, Cordish Co. invested an additional \$35 million in the adjacent pier, creating a continuous entertainment district.



Historic Designation: The building is architecturally significant, featuring Neo-Classical details, and also played an important role in the development of Baltimore City, as it provided power to the city's trolley system. It was placed on the National Register in 1987.

Preservation: The adaptive reuse project is an excellent example of visually preserving the past industrial uses of the site. Cordish Co. preserved many original building features, including the four smokestacks, coal chutes, and large open floor plan.

More Information: www.triposo.com/poi/Pratt_Street_Power_Plant



MORAN PLANT - Burlington, VT



Site Size: Approximately 4 acres

Original Use: Moran Plant, 1953-1986

Current Use: To be converted into a LEED certified, community-owned recreation center

Redevelopment Dates: 1990-Present

Project Costs: \$16-\$20 million

Funding Mechanisms:

- City of Burlington
- Vermont Department of Environmental Conservation Grants
- Federal Historic Rehabilitation Tax Credits
- Tax Increment Financing and New Market Tax Credits
- U.S. Department of Housing and Urban Development: Brownfields Economic Development Initiative Grant, Section 108 Loan, Community Development Block Grant
- U.S. Environmental Protection Agency: Brownfields Assessment Grants and Brownfields Sustainability Program Grant

Design: An indoor ice skating rink, rock climbing, sailing center, as well as restaurants and cafes will be built at Moran. The site is also part of a larger waterfront park redevelopment plan, that includes new bike paths, green space, and a skate park. Sustainable elements are to be incorporated into Moran Plant's new design.

More Information: www.burlingtonvt.gov



FUNDING OPPORTUNITIES

OPORTUNIDADES DE FINANCIACION

Remediation and Rehabilitation costs can limit the pursuit and initiation of construction around adaptive reuse projects. Furthermore, the nature of renovation projects usually bring unplanned costs requiring to find several funding sources in order to reach a full level of completion.

The factors that influence the costs around Adaptive Reuse projects are:

- * Building and Site conditions
 - * Time Forecast
 - * Remediation Levels
- * Extent of Structural Activity
 - * Ownership
 - * Project Size

To offset various rehabilitation costs and avoid cost overruns, successful projects leverage multiple sources of investment and financing mechanisms. Public funding includes grants, tax credits, or tax-increment financing. Private funds can derive from businesses, developers, or other organizations to aid the initial equity investments, loans, or grants.

The redevelopment and rehabilitation of Fisk Generating Station’s historic structures can be financed through diverse federal and private sources. The project’s phases of development determine the conditions and land use applications, which regulate the federal and private funding sources.

STEP No. 1 – REMEDIATION OF SITE

Brownfield and Remediation Grants

(By the U.S. Environmental Protection Agency, EPA).

Assessment Grants: Provide funding to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites.

Cleanup Grants: Provide funds to carry out cleanup activities at brownfield sites. An eligible entity may apply for up to \$200,000 per site. These grants require a 20% cost share, which may be in the form of a contribution of money, labor, material, or services, and must be for eligible, allowable costs.

Wide-Area Planning Program: Provide funding to conduct research, technical assistance and training in the implementation of fundamental strategies for the assessment, cleanup and reuse of key brownfields. These strategies shall promote an area-wide revitalization, where funding can be directed to specific zones, such as neighborhoods, districts, local commercial corridors or city blocks.

Revolving Fund Grants: Work as a capitalized loan fund, where the grant recipient manages or provides subgrants to complete cleaning activities at brownfield sites. The general intention is to reassure stakeholders control the available economic resources and redevelop the brownfields.

Targeted Brownfields Assessments: Is designed to assess communities or municipalities, without former EPA Brownfield Assessment Pilot/ Grants, to minimize the suspicions of contamination associated with brownfields.

Environmental Work Force Development and Job Training: Provide grants for nonprofit organizations to recruit, train and place low-income and minority, unemployed and under-employed people living in affected areas by brownfield contamination. One benefit is volunteers and participants learn the skills needed to secure full-time, sustainable employment in the environmental field.

STEP No. 2 – SITE AND BUILDINGS CONSERVATION

Historical Preservation tax credits, grants, and incentives

(By the National Park Service or State Historic Preservation Office)

FEDERAL: Administered through the National Park Service, Internal Revenue Service (IRS), and State preservation offices, the Federal Historic Preservation Tax Incentives program offers either a 20% rehabilitation tax credit equal to the amount spend to rehabilitate a property.

Once a property gets listed in the National Register individually or as contributing property to a Historic District, owners or rehabilitation developers must comply with The Secretary of the Interior’s Standards for Rehabilitation.

The tax credit is available for the rehabilitation of income-producing buildings, specifically, commercial, industrial, agricultural, or rental residential purposes. A certified rehabilitation must be approved the National Park Service in order to prevent damaging or destroying the interior or exterior features that define a building’s historic character.

STATE: The Illinois SHPO and Illinois Historic Preservation Agency provide other types of financial aid to non-profit organizations or public entities. These organizations can qualify for the Illinois Heritage Grant Program.

The Economic Development Assistance Program
(by the Economic Development Administration)
Grant criteria include assisting economically distressed communities and addressing national strategic priorities such as technology-led development, global competitiveness and innovation, and sustainable development. Grant recipients generally bear 50% of project costs.

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WHO WE ARE

QUIENES SOMOS

About Architecture for Humanity Chicago
Acerca De Aquitectura De La Humanidad De Chicago

Using design as a tool, we empower our partners to build a more sustainable future.

Mission Statement

We believe in socially responsible design for our communities, nonprofit organizations, families, and individuals in Chicago. We believe in activism in our neighborhoods working collaboratively with community partners developing relationships with those that we serve by fostering a shared passion for clean, healthy, and sustainable spaces. We believe that all citizens benefit from the values of good design. We exist to help foster economic and community growth in Chicago, Illinois, and beyond through the built environment. To achieve this, we serve populations that have historically been underserved by this architectural community.

Who We Are

A chapter of Architecture for Humanity, a 501(c)(3) charitable organization that seeks architectural solutions to humanitarian issues and brings design services to communities in need. We are a collaborative group of volunteer design professionals dedicated to the pursuit of advocacy and social change through the built environment.

Who We Serve

Architecture for Humanity Chicago focuses its efforts on individuals, small business, entrepreneurs, communities and non-profit organizations that can demonstrate financial need.

Capacitar a nuestros miembros utilizando el diseño como una herramienta para así construir un futuro sustentable.

AFH Chicago Design Team

Thomas Chiu

Katherine Darnstadt

Alexandra Fuente-Navarro

Debra Morris

architecture for humanity
|←—————| **chicago** |—————→|

Design Like You Give a Damn™

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